



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## **Redevelopment Board Minutes 01/14/2013**

**Arlington Redevelopment Board**  
**Minutes, January 14, 2013**  
**2nd Floor Conference Room, Town Hall annex – 7:00 p.m.**

**PRESENT:** Ted Fields, Bruce Fitzsimmons, Mike Cayer, Christine Scypinski

**ABSENT:** Andy West

**STAFF:** Carol Kowalski

**AGENDA ITEM:** Continued Hearing: Environmental Design Review Special Permit, 164 Summer Street, Docket 3459 Zoning Bylaw Section 6.08, Large Addition in a Residential District

**DISCUSSION:** The Chair called the meeting to order at 7:00pm and explained the absence of Mr. West, and that though there was a meeting quorum; the Special Permit requires a four-member vote. Mr. Fitzsimmons asked the applicant if he wished to proceed, and the applicant did ask to proceed. Mr. Fitzsimmons reported that the Board held a site visit on January 12. Ms. Kowalski reviewed the Mullen Rule that allows a member to certify that he/she viewed a recording of a meeting in order to vote. Mr. Annese, the applicant's attorney, then introduced Fred Russell, engineer, and Scott Seaver, builder. He described the proposal to convert the existing two-family to a one-family and build a new, second, one-family unit in the back of the lot attached to the front unit with a two-car garage. Mr. Annese described the character of the neighborhood, the size of the lot, the out-buildings in the rear of the abutting 2-family residential lots, and the intention to maintain the existing appearance as seen from Summer Street. Mr. Russell gave the lot coverage at just under 26% and open space at 50%. No tree removal was proposed for the rear of the lot bordering the Minuteman Bike Path, although two trees closer to the existing building would need to be removed in order to build the garage and to extend the driveway. Run-off from all proposed impervious paving will be directed to an infiltration system. Mr. Seaver gave architectural details and finishes, and stated that the stretch energy code will be met. The applicant confirmed that no plantings with deep roots can go on top of the infiltration system. The Board asked for the proposal's Gross Floor Area calculations. Mr. Seaver stated that the basement is only for mechanicals, so it would not count in Gross Floor Area. The owner confirmed that the attic is full-height except under the eaves. The Board asked for the calculations for useable open space, pointing out that from the deck to the back of the lot was about 1,700 square feet and appears to be useable except for grades over 8%, and asked if useable open space was calculated this way. The Board asked that the architect update the gross floor area, and that the engineer update the calculation of useable open space. The Board confirmed that there would be no kitchen or in-law apartment. Mr. Seaver said the intention is to have two condominiums. Mr. Fitzsimmons reviewed the definition of useable open space, that no horizontal dimension be less than 25 feet. This would eliminate the side yards. He reviewed that the 40" maple and 10" apple would be lost, and much pavement would be gained. He asked if it was possible to shield the property at 162 Summer with landscaping shrubs which would counteract somewhat the heat increase from loss of trees. Ms. Scypinski recommended evergreens. Mr. Seaver stated that he offered a vinyl fence to the abutters, who appeared to accept the offer.

An HVAC condensing unit would be located on the westerly side of the buildings and would be screened by landscaping. The Board asked if another shade tree could be added to compensate for the loss of the mature shade tree. Ms. Scypinski asked if it was necessary to have so much paving, since it was not required by code. It would be cheaper, too, Ms. Scypinski noted. She also expressed concern regarding the amount of shading posed to 166 Summer Street, which would be "sandwiched in" by abutting structures. She asked for information on the shadow for the Board, and asked if the garage roof could be less pitched to reduce the shadow on the abutter. She expressed appreciation that the applicant proposes to keep the front structure instead of tearing it down. Mr. Fields

asked if there was any way to preserve some of the view of the bikeway from the Summer Street. Ms. Scypinski noted that the dramatic difference as seen from the Minuteman Bikepath will be the height. The Chairman then took abutters' comments. Anne Fitzgerald, the condo owner of 162 Summer Street stated that because of the closeness of the driveways, her family was asking for a six foot fence for privacy. She disagreed strongly with Mr. Annese's comment that the addition will improve the lot. The addition is right in the space between their back porch and the garage, she said. The occupants will be looking right at us, she observed. Where the two family houses are currently aligned, side by side, now she would have an additional structure facing us. She said she did not think the new owner will like looking at the backs of three garages. She expressed concern that snow removal in the winter will be a problem because of the proximity of the lot lines. Mr. Fitzsimmons asked whether fencing addressed the concern about window view. Ms. Fitzgerald said yes, but any view of open space will be lost because of the current alignment of all the houses, it's an aesthetic feeling, she said; it will be claustrophobic. Abutters Juan Ramos and Jane Ramos commented that they would rather preserve as it is, but the project appears to be tastefully done. The fence may help, Mr. Ramos said. Mr. Fitzsimmons asked for a refinement of the site plan with calculations of open space and gross floor area. Mr. Cayer asked if the roof line on the garage could be lowered. Mr. Seaver agreed, saying that was practical. Mr. Fitzsimmons also asked that the landscaping plan be modified to replace a shade tree for screening and mitigating the heat gain of additional proposed asphalt, and showing the fence, and an alternate parking scenario to reduce pavement coverage, as well as screening for the HVAC condenser. Mr. Seaver agreed. Ms. Scypinski asked to see shadows at different times of year. She also asked if the abutting properties' building and pavement outlines could be shown. Mr. Annese asked for a sense of the Board's opinion, given that the owners were in attendance and considering an extension of the purchase and sale. Marie Larkham, owner/seller of 164 Summer Street, asked for a tentative answer, saying she had to pass papers on January 17. Mr. Fitzsimmons stated that he doesn't have enough information to push the Board to a vote tonight.

**VOTE:** Mr. Fields moved to continue the hearing to January 28, 7:00pm. Mr. Cayer seconded and all voted in favor. Documents use: Site Plan, Memorandum from Bob Annese, elevations, Director's report, application dated November 16, 2012, impact statement November 30, 2012, floor plans dated 10/17/12 by Seaver.

**AGENDA ITEM** Central School site paving design concepts:

#### **DISCUSSION:**

Ms. Scypinski showed photographs and the Board discussed paving at the central School site. She presented pictures of three paving materials. She described different alternatives for the Board to consider. Ms. Kowalski would provide the Board with historic photos and her ideas on paving treatment. Ms. Scypinski would also get pricing for the Board.

**ATTACHMENTS:** Documents used: Board perused the March 7, 1984 plans for the Central School, and Ms. Scypinski's photos on a laptop. (Photos perused, not provided to the Board). A Motion to Adjourn was made Mr. Cayer seconded by Mr. Fields, all voted in favor. Meeting adjourned at 8:35PM.

The Planning Board approved these minutes with corrections on January 28, 2013.